



A RESOLUTION

03- *R* -0370

BY TRANSPORTATION COMMITTEE

A RESOLUTION AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE A LEASE AGREEMENT WITH FLIGHTSAFETY BOEING INTERNATIONAL LLC, COVERING THE LEASE OF APPROXIMATELY 6.2 ACRES OF CITY OF ATLANTA LAND LOCATED IN COLLEGE PARK, GEORGIA NEAR THE INTERSECTION OF GODBY ROAD AND OLD NATIONAL HIGHWAY, FOR THE CONSTRUCTION AND OPERATION OF A REGIONAL CORPORATE, MILITARY, AND COMMERCIAL AIRLINE AVIATION TRAINING FACILITY, FOR A TERM OF THIRTY-SIX (36) YEARS, WITH ALL FACILITIES AND EQUIPMENT TO BE CONSTRUCTED OR INSTALLED BY THE LESSEE AT NO COST TO THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta, owns and operates the Hartsfield Atlanta International Airport ("Airport"), and also owns a 155.6 acre tract of undeveloped land located near the intersection of Godby Road and Old National Highway in College Park, Georgia ("Godby Road Tract"); and,

WHEREAS, the Godby Road Tract is not contiguous to the Airport but is proximate to the Airport and the City desires to develop, or have others develop, the land with high quality facilities designed for the use by firms engaged in aviation related business and others; and

WHEREAS, FlightSafety Boeing International LLC is the largest global training company in the operation of corporate, military, and commercial airline aviation training facilities and desires to construct an aviation training facility in the Atlanta metropolitan area and preferably proximate to the Airport; and

WHEREAS, a suitable site of approximately 6.2 acres ("6.2 Acre Parcel") is available on the Godby Road Tract for immediate development as an aviation training facility and would serve to anchor the further development of the greater area of the Godby Road Tract; and

WHEREAS, FlightSafety Boeing International LLC is ready, willing, and able to construct upon the 6.2 Acre Parcel a new 52,000 square foot two-story facility, designed to house six flight simulators, with advanced instructional equipment and staff, to train pilots and other aviation personnel on a wide variety of aircraft, including the option for cabin training, in a major regional training facility; and

WHEREAS, it is appropriate and in the best interest of the Airport, the City of Atlanta, and the neighboring cities in which the Airport and the proposed facility are located, to lease the 6.2 Acre Parcel to FlightSafety Boeing International LLC, as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA that the Mayor or her designee be and hereby is authorized to execute on behalf of the City of Atlanta a Lease Agreement with FlightSafety Boeing International LLC which shall provide for the lease of a 6.2 acre parcel to FlightSafety Boeing International LLC for the construction of an aviation training



facility to be used only for such uses and purposes as are a part of or incidental to the operation by FlightSafety Boeing International LLC of corporate, military, and commercial aviation training facilities; subject to substantially the following terms and conditions:

- (1) All required improvements to be constructed or installed therein by the Lessee at no cost to the City but subject to prior approval of the City's Aviation General Manager, with the title to any and all leasehold improvements to pass to and be vested in the City upon completion of such improvements;
- (2) For a term of thirty-six (36) years, commencing on the date of beneficial occupancy;
- (3) For one payment at the commencement of the lease term of Land Rental based on an accepted fair market value appraisal of the 6.2 Acre Parcel (as if an arms-length sale) at the appraised value of \$120,000.00 per acre, resulting in a total pre-paid rent of \$744,000.00; and
- (4) Including such other terms and conditions as are required by City Ordinances or customarily included in lease agreements of a similar nature at the Airport.

BE IT FURTHER RESOLVED that the City Attorney be and hereby is directed to prepare said Lease Agreement for execution by the Mayor.

BE IT FINALLY RESOLVED that said Lease Agreement shall not become binding upon the City of Atlanta, and the City of Atlanta shall incur no obligation nor liability thereunder until the same has been signed by the Mayor and delivered to FlightSafety Boeing International, LLC.

A true copy,


Deputy Clerk

ADOPTED by the City Council
APPROVED by the Mayor

March 17, 2003
March 25, 2003

RCS# 4538
3/17/03
2:53 PM

Atlanta City Council

Regular Session

CONSENT I Pgs. 1-11; Except 03-O-0219; 03-O-0323
 03-O-0220; 03-O-0221
 ADOPT

YEAS:	12
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	3
EXCUSED:	0
ABSENT	1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	B Martin	Y Norwood
NV Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	NV Boazman	NV Woolard

CONSENT I

3/17/03 FULL COUNCIL MEETING

**Items Adopted on the
Consent Agenda**

1. 03-O-0408
2. 03-O-0392
3. 03-O-0305
4. 03-O-0380
5. 03-O-0388
6. 03-O-0234
7. 03-O-0228
8. 03-O-0229
9. 03-O-0385
10. 03-O-0386
11. 03-R-0348
12. 03-R-0349
13. 03-R-0351
14. 03-R-0352
15. 03-R-0597
16. 03-R-0353
17. 03-R-0354
18. 03-R-0190
19. 03-R-0346
20. 03-R-0361
21. 03-R-0417
22. 03-R-0356
23. 03-R-0357
24. 03-R-0358
25. 03-R-0370
26. 03-R-0371
27. 03-R-0372
28. 03-R-0373
29. 03-R-0374
30. 03-R-0383
31. 03-R-0387
32. 03-R-0325
33. 03-R-0326
34. 03-R-0327
35. 03-R-0328

**Items Adversed on the Consent
Agenda**

36. 03-R-0329
37. 03-R-0330
38. 03-R-0331
39. 03-R-0332
40. 03-R-0333
41. 03-R-0334
42. 03-R-0335
43. 03-R-0347
44. 03-R-0415
45. 03-R-0336
46. 03-R-0337
47. 03-R-0338
48. 03-R-0339
49. 03-R-0340
50. 03-R-0341
51. 03-R-0342
52. 03-R-0343
53. 03-R-0344
54. 03-R-0345

Consent I Vote: 12Yeas; 0 Nays: (See RCS #4538)

Items Removed from the Consent Agenda: 03-O-0219; 03-O-0323; 03-O-0220; &
03-O-0221

03-R-0370

(Do Not Write Above This Line)

A. RESOLUTION

TRANSPORTATION COMMITTEE

A Resolution authorizing the Mayor or her designee to execute a Lease Agreement with FlightSafety Boeing International LLC, covering the lease of approximately 6.2 acres of City of Atlanta Land located in College Park, Georgia near the intersection of Godby Road and Old National Highway, for the construction and operation of a Regional Corporate, Military and Commercial Airline Aviation Training Facility, for a term of thirty-six (36) years, with all facilities and equipment to be constructed or installed by the lessee at no cost to the City; and for other purposes.

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred
Referred To:
Date Referred
Referred To:
Date Referred
Referred To:
Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee
Date
Chair
Action
Fav, Adv, Hold (see rev. side)
Other
Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

ADOPTED BY

MAR 17 2003

COUNCIL

Refer To

FINAL COUNCIL ACTION

- ☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☒ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
MAR 17 2003

ATLANTA CITY COUNCIL PRESIDENT

Atton W. Horland

CERTIFIED
MAR 17 2003

Rick Douglas
MUNICIPAL CLERK

APPROVED

MAYOR'S ACTION

MAR 25 2003

Atton W. Horland